

082.0

0007

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

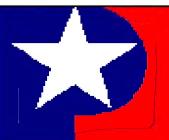
614,700 / 614,700

USE VALUE:

614,700 / 614,700

ASSESSED:

614,700 / 614,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BOW ST, ARLINGTON

OWNERSHIP

Owner 1:	EATON GERALD W	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 20 BOW STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	THIELMAN JEFFREY D -
Owner 2:	THIELMAN POWER CHRISTINE -
Street 1:	20 BOW STREET
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 7,442 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1162 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7442		Sq. Ft.	Site		0	70.	0.78	6			Med. Tr	-5	Topo	-5			406,377						406,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7442.000	208,300		406,400	614,700		51605
Total Card	0.171	208,300		406,400	614,700	Entered Lot Size	GIS Ref
Total Parcel	0.171	208,300		406,400	614,700	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	529.18	/Parcel: 529.1	Land Unit Type:	Insp Date
							10/10/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,300	0	7,442.	406,400	614,700	614,700	Year End Roll	12/18/2019
2019	101	FV	181,700	0	7,442.	421,700	603,400	603,400	Year End Roll	1/3/2019
2018	101	FV	181,700	0	7,442.	323,900	505,600	505,600	Year End Roll	12/20/2017
2017	101	FV	181,700	0	7,442.	305,500	487,200	487,200	Year End Roll	1/3/2017
2016	101	FV	181,700	0	7,442.	281,100	462,800	462,800	Year End	1/4/2016
2015	101	FV	177,200	0	7,442.	262,800	440,000	440,000	Year End Roll	12/11/2014
2014	101	FV	177,200	0	7,442.	242,000	419,200	419,200	Year End Roll	12/16/2013
2013	101	FV	194,200	0	7,442.	242,000	436,200	436,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THIELMAN JEFFRE	46129-202		9/21/2005		422,000	No	No		
PICHON DEAN M	35014-218		3/11/2002		373,000	No	No		
DURHAM ANDREA	28713-494		6/16/1998		226,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/4/2015	1708	Re-Roof	5,600						10/10/2018	Inspected	BS	Barbara S
10/15/2008	1296	Window/S	24,000						8/27/2018	MEAS&NOTICE	BS	Barbara S
6/26/2000	499	New Wind	2,662	C				7 WINDOWS-CHANGE 2	2/28/2013	Inspected	BR	B Rossignol
4/26/1993	125	Manual	3,500					REMOVE BATH	2/26/2009	Measured	372	PATRIOT
									2/11/2006	MLS	MM	Mary M
									6/18/2002	MLS	MM	Mary M
									3/18/2000	Inspected	276	PATRIOT
									1/13/2000	Mailer Sent		
									1/13/2000	Measured	277	PATRIOT

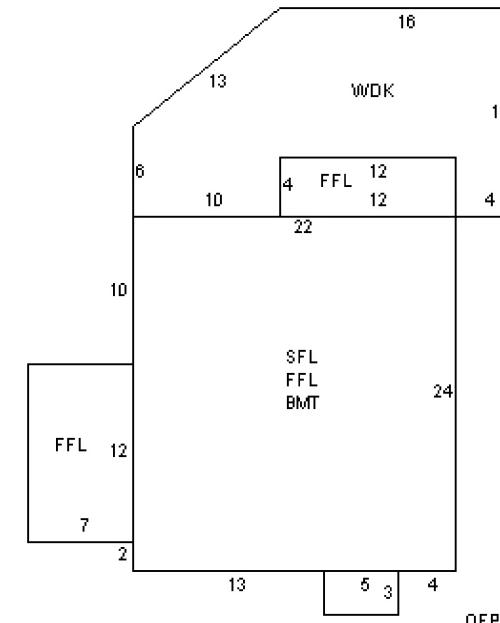
Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION		
Type:	6	- Colonial
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	3	- Gambrel
Roof Cover:	1	- Asphalt Shgl
Color:	GREEN	
View / Desir:		

OTHER FEATURES	
Bath	1
Bath:	Rating:
Bath:	Rating:
QBth:	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	Rating:

COMMENTS
SCUTTLE.

SKETCH



GENERAL INFORMATION

Grade:	C - Average	CC
Year Blt:	1926	L
Alt LUC:	Alt %:	Total
Jurisdict:	Fact:	
Const Mod:		
Lump Sum Adj:		

CONDOS INFORMATION

Location:	Lower	Totals	RM ^s : 6	BR ^s : 2	Baths: 1	HB
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REMODELING

RFS BREAKDOWN

ITEMS		REQ BREAKDOWN		
		No Unit	RMS	BRS
		1	6	2
Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
		Totals		
		1	6	2

APPRECIATION

vs Cond:	AG - Avg-Good	26.	%
nctional:		%	
conomic:		%	
Special:		%	
Override:		%	
	Total:	26.4	%

ALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99960202
Adj \$ / SQ:	168.683
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282976
Depreciation:	74706
preciated Total:	208270

COMPARABLE SALES

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	5	- Steam
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

MOBILE HOME

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0007-0002.P

SUB AREA

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

